

# 84-81-XSPH PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a conversion from a full service station to a gas & go operation with a food store use in combination.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
STV/Lyon Associates, Inc. (A. Kenneth Green)  
Name \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_

84-81-XSPH  
# 95

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of November, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of January, 1984, at 11:15 a'clock A.M.

*Carl J. Jablon*  
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

# PETITION FOR SPECIAL EXCEPTION 84-131-XSPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store (less than 5,000 S.F.) in combination with a service station (gas and go).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
STV/Lyon Associates, Inc. (A. Kenneth Green)  
Name \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_

84-131-XSPH  
# 95

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of November, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of January, 1984, at 11:15 a'clock A.M.

*Carl J. Jablon*  
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
N/E/S Windsor Mill Rd., 197' SE of :  
Woodlawn Dr., 2nd District :  
CLOVERLAND FARMS DAIRY, INC., : Case No. 84-131-XSPH  
Petitioner :

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, MD 21204  
494-2183

I HEREBY CERTIFY that on this 30th day of December, 1983, a copy of the foregoing Order was mailed to Mr. A. Kenneth Green, STV/Lyon Associates, Inc., 7131 Rutherford Rd., Baltimore, MD 21207, representative of Petitioner.

*John W. Hession, III*  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 6, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

OSO  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Robert W. Baker  
2200 N. Monroe Street  
Baltimore, Maryland 21217

RE: Case No. 84-131-XSPH (Item No. 95)  
Petitioner - Cloverland Farms Dairy, Inc.  
Special Exception and Special Hearing  
Petition

Dear Mr. Baker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to convert the existing full service station building to a combination food store and gas and go operation, these hearings are required.

Particular attention should be afforded to the comments from the Department of Permits and Licenses and the Fire Department. For additional information concerning these comments, you may contact Mr. Ted Burnham at 494-3987 and Captain Joe Kelley at 494-3985, respectively.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE

cc: Lyon Associates, Inc.  
7131 Rutherford Road  
Baltimore, Maryland 21207



HARRY J. PISTEL P.E.  
DIRECTOR

November 22, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #95 (1983-1984)  
Property Owner: Cloverland Farms Dairy, Inc.  
N/E/S Windsor Mill Rd. 197.04' S/E from center-  
line Woodlawn Drive  
Acres: 1.122 District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Windsor Mill Road, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be reconstructed in accordance with Baltimore County Standards and Specifications.

### Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #95 (1983-1984)  
Property Owner: Cloverland Farms Dairy, Inc.  
Page 2  
November 22, 1983

### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. The Petitioner will be responsible for the entire cost of capping and plugging any existing service connections not used to serve the proposed improvements.

Very truly yours,

*Robert A. Merkin*  
ROBERT A. MERKIN, P.E., Chief  
Bureau of Public Services

RM:EM:FWR:iss

L-SE Key Sheet  
9 x 10 NW 21 & 22 Pos. Sheets  
NW 3 F Topo  
88 Tax Map

Zoning Item # 95  
Page 2

- (✓) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted.
  - ( ) The results are valid until \_\_\_\_\_
  - ( ) Revised plans must be submitted prior to approval of the percolation tests.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - ( ) shall be valid until \_\_\_\_\_
  - ( ) is not acceptable and must be re-tested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be surfaced with a dustless, bonding material.
- ( ) No health hazards are anticipated.
- (✓) Others IF submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. Prior to varying of existing sewerage, applicant shall contact the Bureau of Environmental Services, Solid Wastewater Hygiene Section at 494-3768, regarding removal and disposal of potentially hazardous materials. This site lies within the Guyane Falls sewer shed and is subject to restrictions as imposed by the Maryland State Department of Health regarding this Matter. Owner has been notified of the above information.

*Tan J. Forrest*  
Tan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Special Exception

# BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204  
Zoning Item # 95, Zoning Advisory Committee Meeting of Oct. 18, 1983  
Property Owner: Cloverland Farms Dairy, Inc.  
Location: NE/S Windsor Mill Road District 2  
Water Supply public Sewage Disposal public

## COMMENTS ARE AS FOLLOWS:

- (✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- (✓) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204 2566  
494-4500

PAUL H. RENCKE  
CHIEF

November 22, 1983

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Cloverland Farms Dairy, Inc.

Location: NE/S Windsor Mill Road 197.04' S/E from centerline Woodlawn Dr.

Item No.: 95

Zoning Agenda: Meeting of October 18, 1983

## Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

- ( ) 2. A second means of vehicle access is required for the site.

- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul Kelly 11-20-83 Noted and George M. Hargrett  
Planning Group Special Inspection Division Fire Prevention Bureau

\* All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe, and control the dispensing of Class I liquids according to NFPA 30, Sec. 7.7.4.3.

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 13, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: October 18, 1983

RE: Item No: 92, 93, 94, 95  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

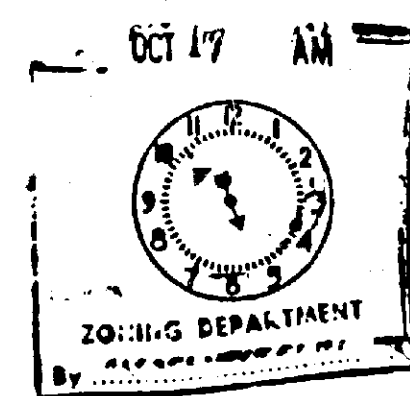
Dear Mr. Jablon:

The above items will not have an adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/1h



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

November 10, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 92, 93, 94, 95 ZAC - Meeting of October 18, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 92, 93, 94, and 95.

Michael S. Flanagan  
Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 95 Zoning Advisory Committee Meeting are as follows:

Property Owner: Cloverland Farms Dairy, Inc.  
Location: NE/S Windsor Mill Road 197.04' S/E from centerline Woodlawn Drive  
Existing Zoning: IL - CDS  
Proposed Zoning: Special hearing to approve a conversion from a full service station to a gas and go operation with a food store use in combination. Special Exception for a food store (less than 5,000 S.F.) in combination with a service station.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/structure shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial uses on 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 403, Line 2, Section 1407 and Table 1402, also Section 503.2.
- X F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s \_\_\_\_\_
- X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- X H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 295 and the required construction classification of Table 1401.
- X I. Comments - Change use from special business to mixed uses. Business and Mercantile Section 615.1, Section 312.1 (1) See tables 307.2 and 303.2.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

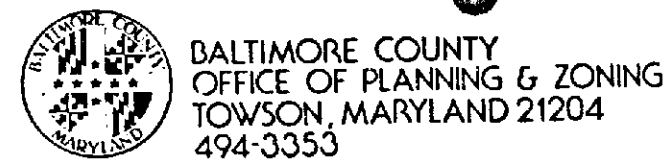
Charles E. Burbanck  
Charles E. Burbanck, Chief  
Plans Review

CEB:es









ARNOLD JABLON  
ZONING COMMISSIONER

January 10, 1984

Cloverland Farms Dairy, Inc.  
c/o Robert W. Baker  
2200 N. Monroe Street  
Baltimore, Maryland 21217

Re: Petitions for Special Exception & Special Hearing  
NW/corner North Wind Rd. & Boyce Avenue  
(320 North Wind Road)  
Cloverland Farms Dairy, Inc. - Petitioner  
Case No. 84-181-XSPH

Dear Sir:

This is to advise you that \$55.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 124090

DATE 1/17/84 ACCOUNT R-01-618-000  
AMOUNT \$55.25

RECEIVED BY: Lyon Associates, Inc.  
FROM: Advertising and Posting Case No. 84-181-XSPH  
(Cloverland Dairy)

6 042\*\*\*\*\*552510 6176A  
VALIDATION OR SIGNATURE OF CASHIER

# LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION  
AND SPECIAL HEARING  
Case No. 84-181-XSPH

Re: Petitions for Special Exception and  
Special Hearing  
NW/corner North Wind Rd. & Boyce Avenue  
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Cloverland Farms Dairy, Inc. - Petitioner  
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(320 North Wind Road)  
Cloverland Farms Dairy, Inc. - Petitioner  
Case No. 84-181-XSPH

Re: Petitions for Special Exception and  
Special Hearing  
NW/corner North Wind Rd. & Boyce Avenue  
(320 North Wind Road)  
Cloverland Farms Dairy, Inc. - Petitioner  
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Cloverland Farms Dairy, Inc. - Petitioner  
Case No. 84-181-XSPH

## CERTIFICATE OF PUBLICATION

51163

Pikesville, Md., Jan. 4, 1984

that the annexed advertisement

in NORTHWEST STAR, a weekly

in Pikesville, Baltimore

more the 17th day of

84

n appearing on the

of Jan., 1984

on appearing on the

f 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

*Arnold Jablon*  
Manager

Cost of Advertisement \$26.00



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

January 20, 1984

Mr. Michael Kovin  
Lyon Associates, Inc.  
7131 Rutherford Road  
Baltimore, Maryland 21207

RE: Petitions for Special Exception  
and Special Hearing  
NE/S of Windsor Mill Rd., 197' SE of  
Woodlawn Dr. (6414 Windsor Mill Rd.)  
2nd Election District  
Cloverland Farms Dairy, Inc. - Petitioner  
Case No. 84-181-XSPH (Item No. 95)

Dear Mr. Kovin:

I have this date passed my Orders in the above captioned matter in accordance with the attached.

Very truly yours,  
*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ/mc

Attachments

cc: Ms. Shelly Yeatman  
6417 Windsor Mill Road  
Baltimore, Maryland 21207

People's Counsel

Cloverland Farms Dairy, Inc.  
c/o Robert W. Baker  
2200 N. Monroe Street  
Baltimore, Maryland 21217

NOTICE OF HEARING  
Re: Petitions for Special Exception & Special Hearing  
NE/S of Windsor Mill Rd., 197' SE of Woodlawn  
Drive (6414 Windsor Mill Rd.)  
Cloverland Farms Dairy, Inc. - Petitioner  
Case No. 84-181-XSPH

TIME: 11:15 A.M.

DATE: Tuesday, January 17, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

cc: STV/Lyon Associates, Inc.  
c/o A. Kenneth Gross  
7131 Rutherford Road  
Baltimore, Maryland 21207

No. 121543

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 1/17/84 ACCOUNT R-01-618-000  
AMOUNT \$55.25

RECEIVED BY: Lyon Associates, Inc.  
FROM: Advertising and Posting Case No. 84-181-XSPH  
(Cloverland Dairy)

6 023\*\*\*\*\*2000010 8062A  
VALIDATION OR SIGNATURE OF CASHIER

Mr. Robert W. Baker  
2200 N. Monroe Street  
Baltimore, Maryland 21217

cc: Lyon Assoc., Inc.  
7131 Rutherford Rd.  
Baltimore, Maryland 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
7th day of November, 1983.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Cloverland Farms Dairy, Inc.  
Petitioner's Attorney: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

84-181-XSPH

District 2nd Date of Posting 12-22-83

Posted for: Special Exception and Special Hearing

Petitioner: Cloverland Farms Dairy, Inc.

Location of property: NE/S of Windsor Mill Rd., 197' SE

of Woodlawn Drive

Location of Signs: in front of 6414 Windsor Mill Rd.

Remarks:

Posted by: *Arnold Jablon* Date of return: Jan. 6-84

Number of Signs: 2

PETITION FOR SPECIAL  
EXCEPTION AND SPECIAL  
HEARING  
Case No. 84-181-XSPH

## CERTIFICATE OF PUBLICATION

TOWSON, MD., December 25, 1983

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on or before

of one time, on or before the 17th

day of January, 1984, the 1st publication

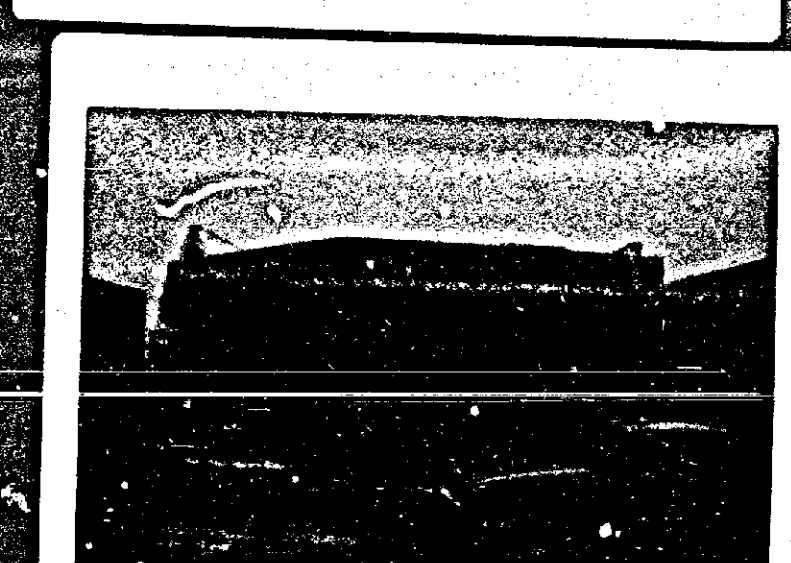
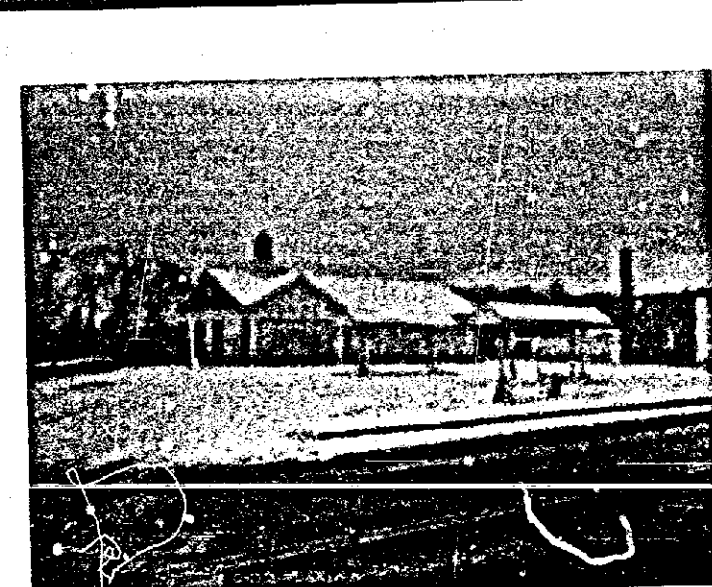
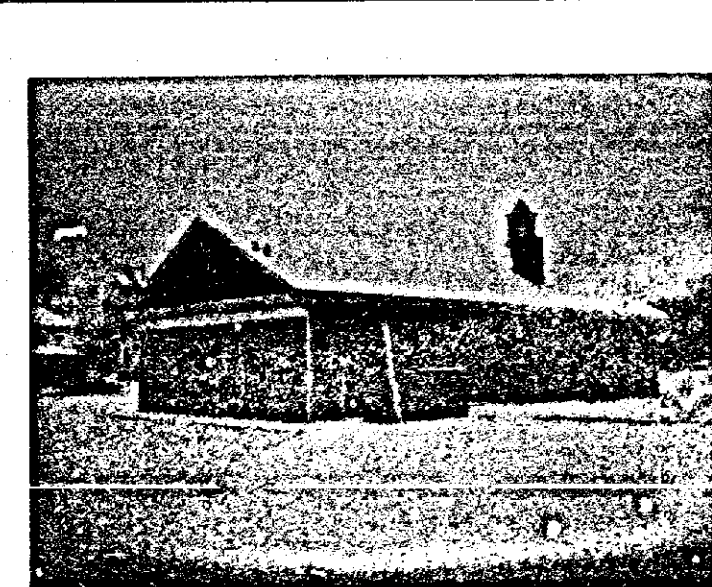
appearing on the 29th day of December

1983.

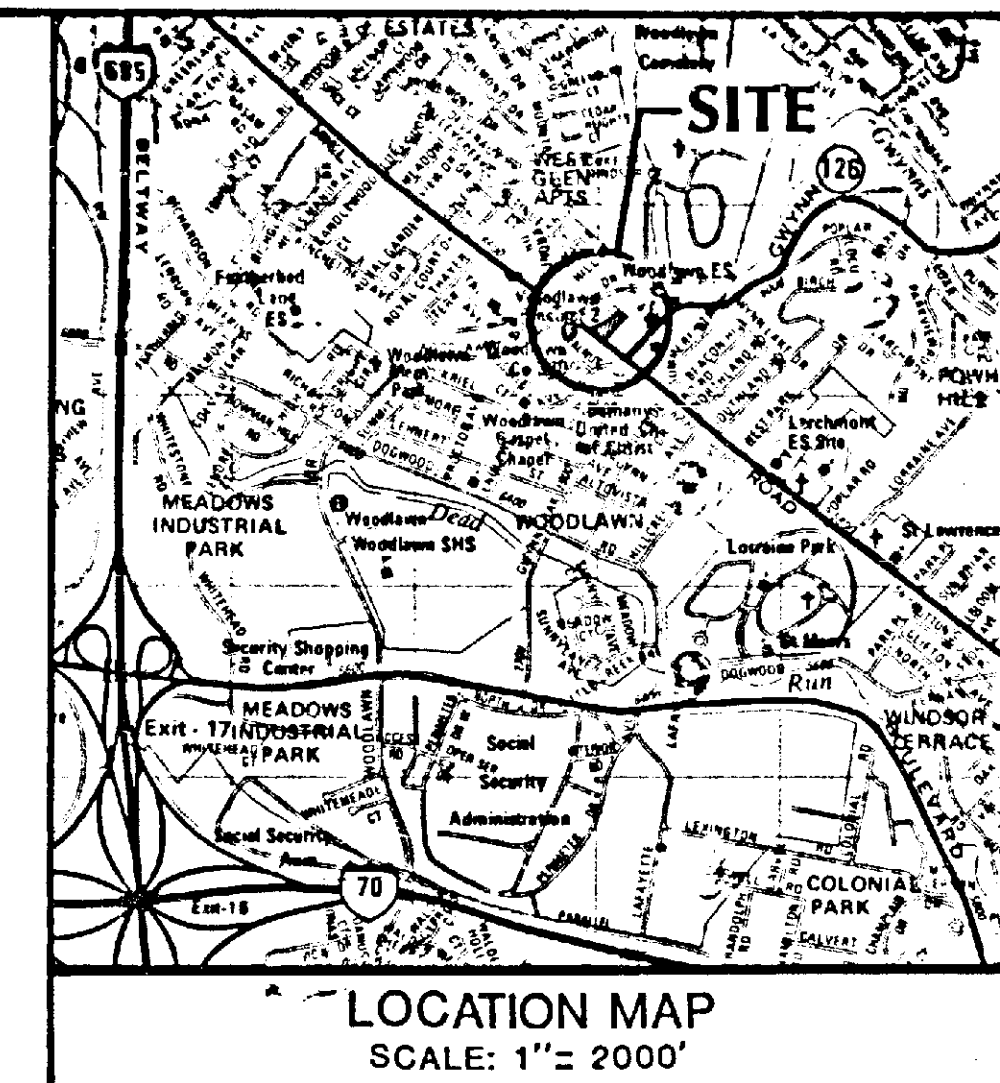
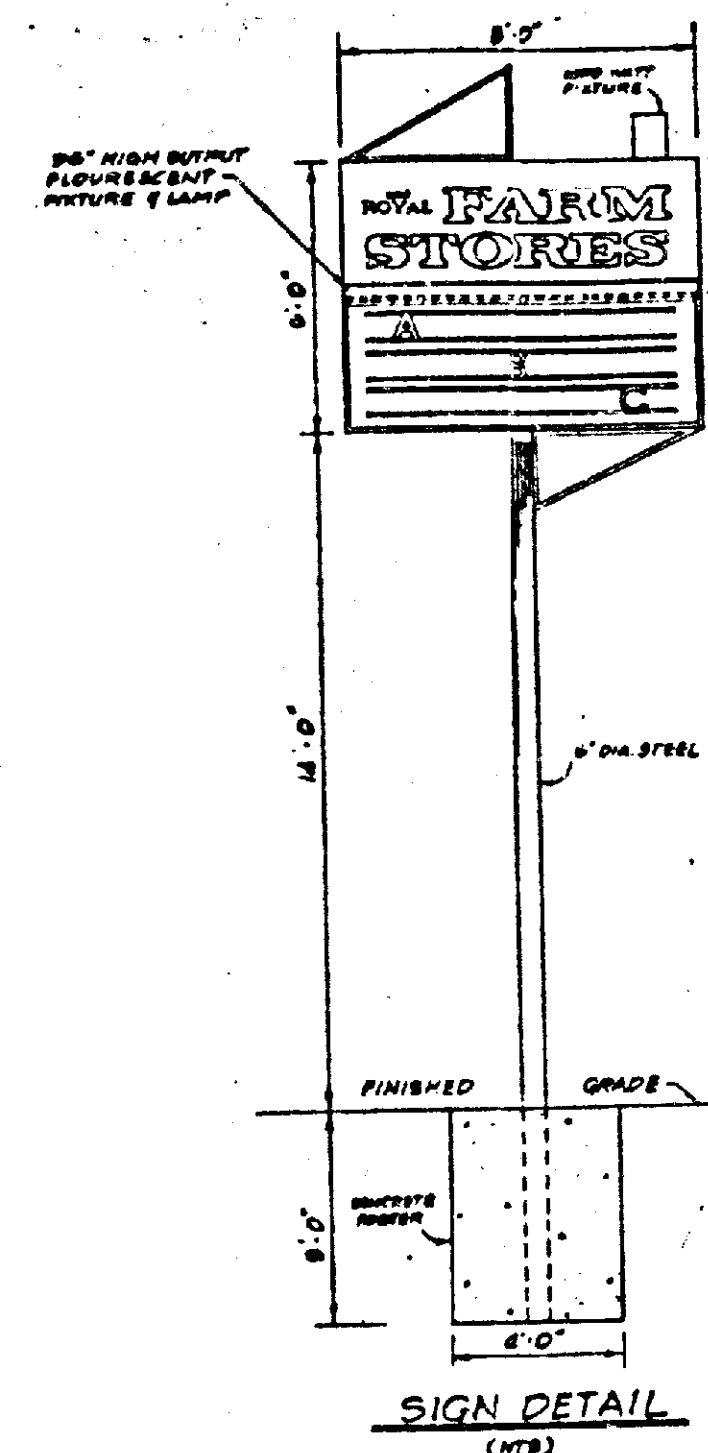
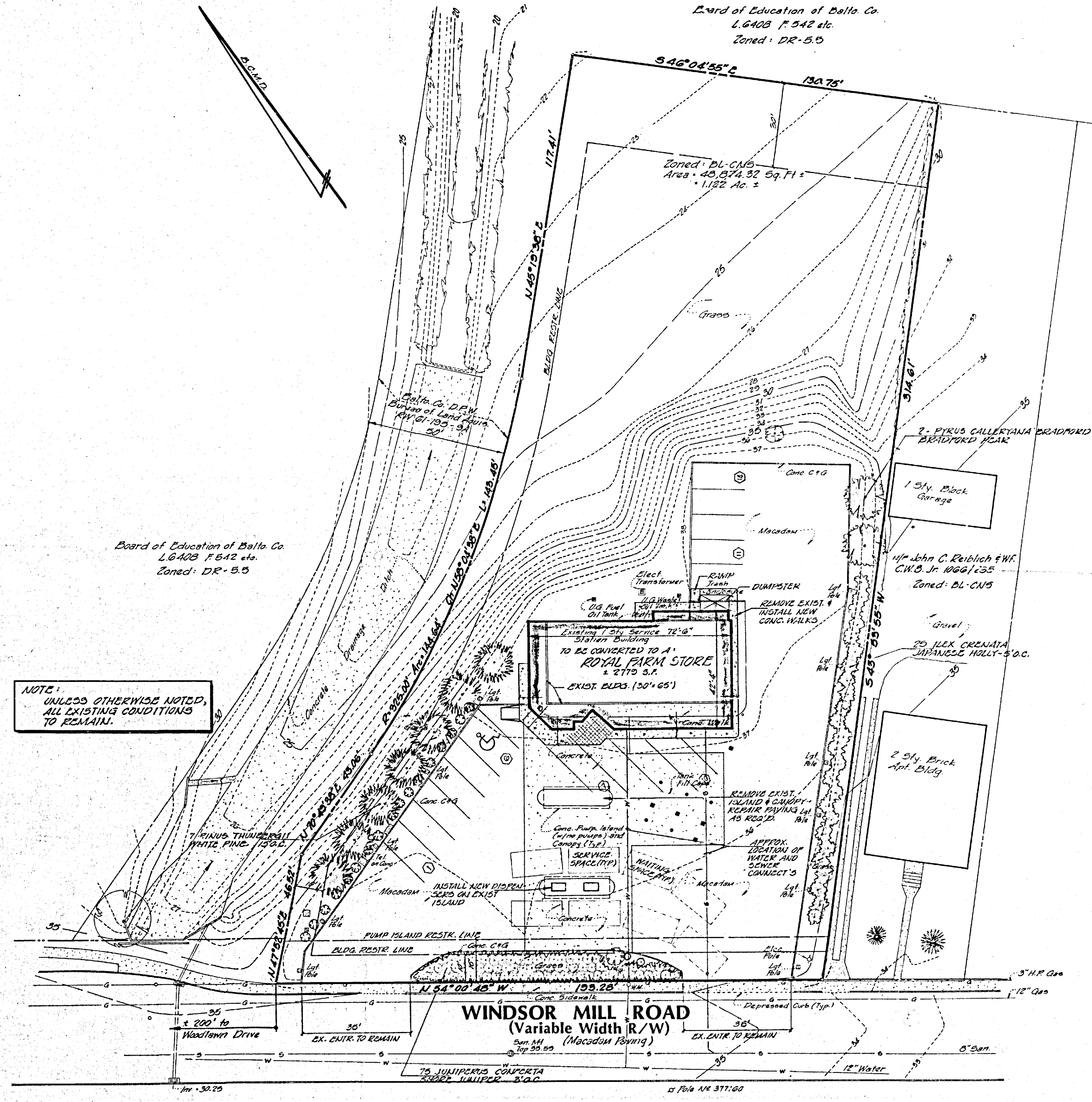
THE JEFFERSONIAN

*B. Leank Swick*  
Manager

Cost of Advertisement, \$ 19.25





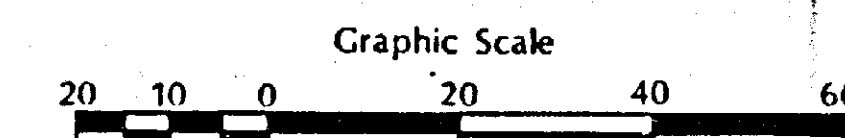


- NOTES:
- BEARINGS SHOWN ARE BASED ON DEEDS OF RECORD.
  - ELEVATIONS SHOWN ARE BASED ON
  - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION, AND NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING ANY WORK.
  - UTILITY COMPANIES:  
CHESAPEAKE AND POTOMAC TELEPHONE COMPANY  
320 ST. PAUL STREET  
BALTIMORE, MARYLAND 21202  
BALTIMORE GAS AND ELECTRIC COMPANY  
LEXINGTON AND LIBERTY STREETS  
BALTIMORE, MARYLAND 21202
- ZONING NOTES:
- EXISTING ZONING: BL-CNS  
PROPOSED ZONING: NO CHANGE  
SPECIAL EXCEPTION:  
SECTION 405.4 (D.8) TO ALLOW THE USE OF A FOOD STORE (LESS THAN 5,000 S.F.) IN COMBINATION WITH A SERVICE STATION.
  - AREA REQUIREMENTS:  
ONE DISPENSER ISLAND WITH TWO SINGLE DISPENSERS. EACH CAPABLE OF SERVING TWO VEHICLES SIMULTANEOUSLY.  
TOTAL SERVICING SPACES = 4  
TOTAL SERVICING BAYS = 0  
TOTAL SPACES AND BAYS = 4  
TOTAL AREA REQUIRED = 4 X 1,500 S.F. = 6,000 S.F. (USE 15,000 S.F. MINIMUM)
  - ANCILLARY USES:  
MINOR ACCESSORY USES - NO ADDITIONAL SQUARE FOOT REQUIRED.
  - COMBINATION USES:  
FOOD STORE WITH LESS THAN 5,000 S.F. OF RETAIL SALES AREA. ADDITIONAL SQUARE FOOTAGE FACTOR = 4  
4 X 2,509 = 10,036 S.F.  
TOTAL AREA REQUIRED = 15,000 + 10,036 = 25,036 S.F.  
TOTAL AREA OF TRACT = 48,874 S.F. ±
  - ACCESS POINTS:  
NUMBER OF DRIVEWAYS: 2  
REQUIRED SITE WIDTH: 2 X 65' = 130'  
ACTUAL SITE WIDTH: 193.28'
  - LANDSCAPING:  
LANDSCAPING REQUIRED: (5% OF SITE) = 2,444 S.F.  
LANDSCAPING PROVIDED: 5,000 S.F.
  - PARKING:  
SPACES REQUIRED: 1 FOR EACH 200 S.F. OF FLOOR AREA  
= 2775 / 200  
= 13.9 (USE 14)  
SPACES PROVIDED: 14
  - AREA DISTURBED BY NEW CONSTRUCTION = ± 1,000 S.F.

PETITIONER'S  
EXHIBIT 1

REVISED PLANS  
NOV 7 REC'D  
J. M. H. 1985

PLAT TO ACCOMPANY PETITION  
FOR SPECIAL EXCEPTION  
ZONING PLAT



**LYON ASSOCIATES, INC.**  
7131 Rutherford Road, Baltimore, Maryland 21207  
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-2	Bldg. size, island removed, Notes
		AKG

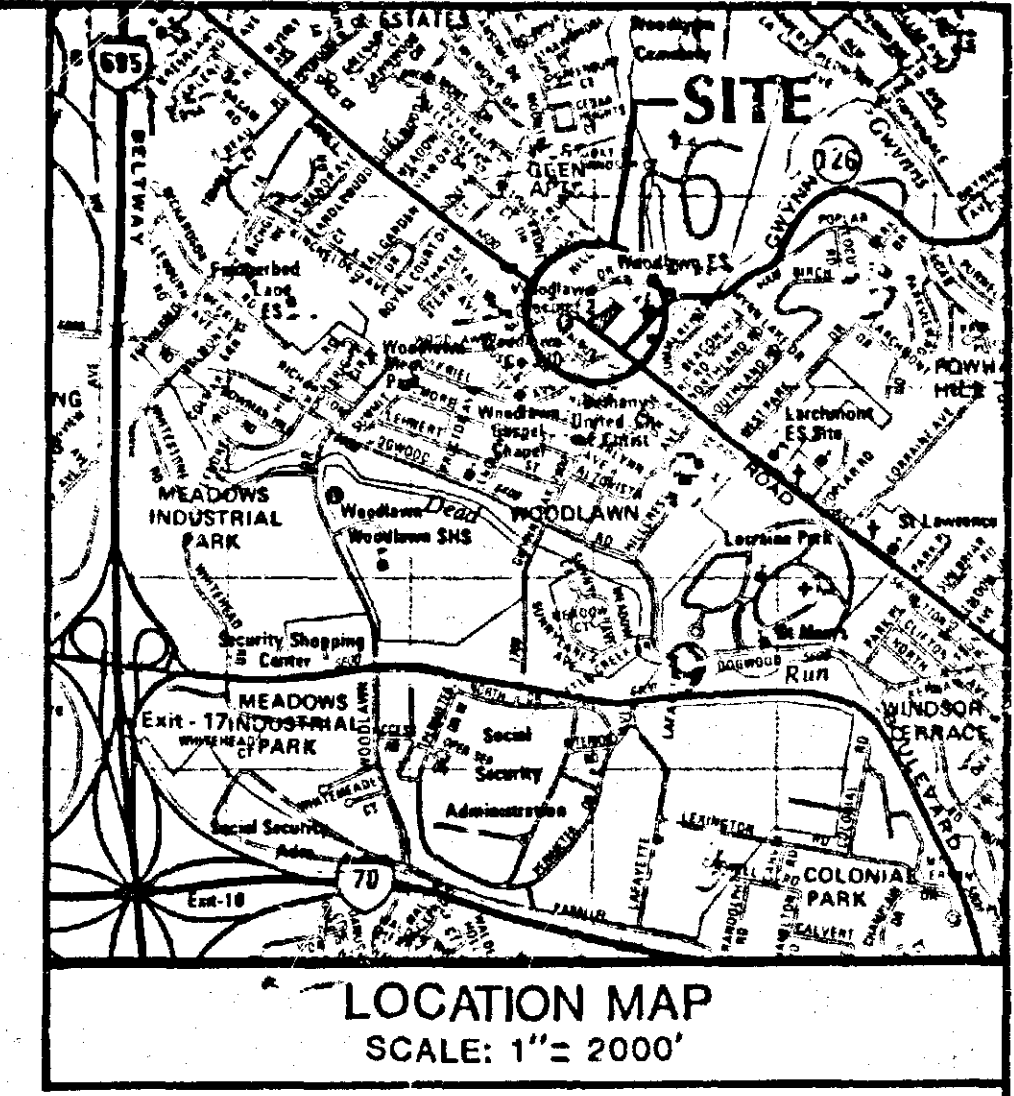
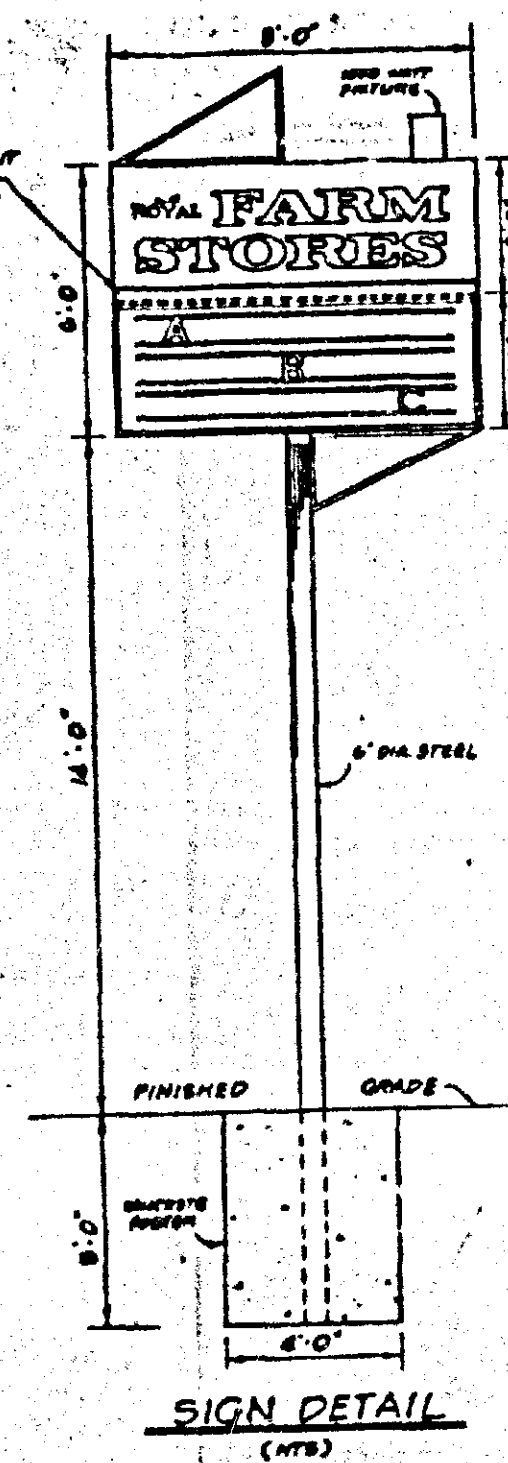
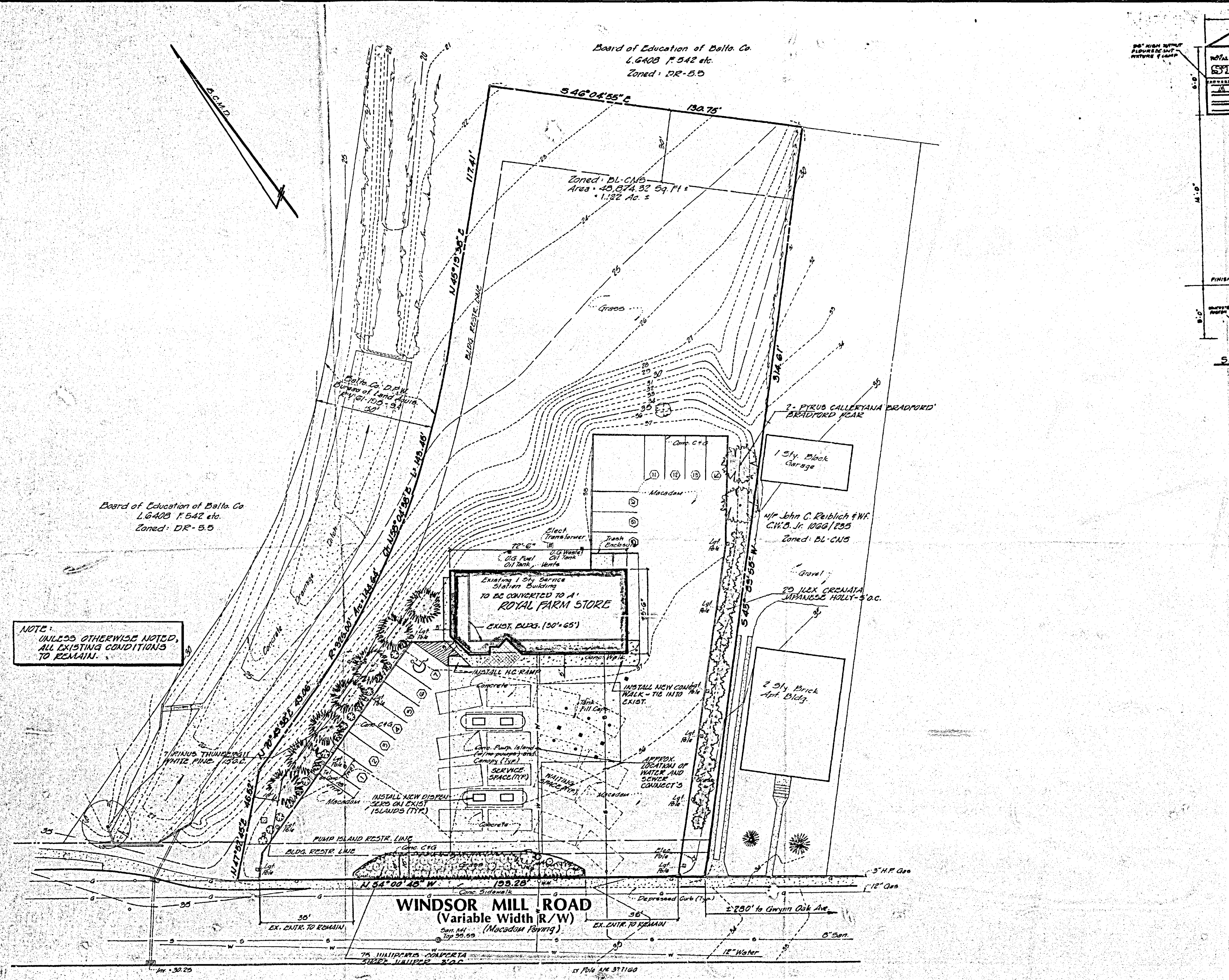
PLAN PREPARATION	
DRAWN BY	MAR/AGK
DATE	9/19/1983
DESIGNED BY	AGK
SCALE	1" = 20'
CHECKED BY	A. Cortes

CLOVERLAND FARMS DAIRY, INC.	
DRAWING NO.	7273-59-001
SHEET NO.	1 of 1
ROYAL FARM STORE 6414 WINDSOR MILL ROAD ELECT. DIST. 2 BALTIMORE CO., MD.	









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TOTAL SERVING SPACES = 0  
TOTAL SERVING BAYS = 0  
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7131 Rutherford Road, Baltimore, Maryland 21207  
Telephone: 301-944-9112

REVISIONS	
NO.	DATE DESCRIPTION

PLAN PREPARATION	
DRAWN BY MAR/AGK	DATE 9/19/1983
DESIGNED BY AGK	SCALE 1" = 20'
CHECKED BY A. Cortal	

<b>CLOVERLAND FARMS DAIRY, INC.</b>	DRAWING NO. 7273-59-001
<b>ROYAL FARM STORE</b> 6414 WINDSOR MILL ROAD ELECT. DIST. 2 BALTIMORE CO., MD.	SHEET NO. 1 of 1